35920-8A

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 871326 DEEDWARR
06/14/2022 11:37:30 AM 2 pgs
Fees: $13.00 Taxes: $1,576.20
20220614-0067550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4751-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Donna C. Geromes	**SWBC Mortgage Corp**	103150B17600CO
(NAME)	(NAME)	
4487 Post Place Unit 176	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Six Thousand And No/100 Dollars ($426,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JESSIE C. BARTON, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, UNMARRIED WOMAN, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNA C. GEROMES, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. 176 in a horizontal property regime which is located on the Plat of Lion's Head Condominium Apartments of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessie C. Barton, married, by Warranty deed from The Estate of Eleanor S. Ryan of record in Instrument No. 20001003-0097710 Register's Office for Davidson County,

Tennessee, dated September 29, 2000 and recorded on October 03, 2000. Jessie C. Barton is now unmarried. See Power of Attorney of record as Instrument No. 20220520-0059010, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 82, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6909, Page 212 and Book 7196, Page 827, Register's Office for Davidson County, Tennessee. 3) Master Deed for Lion's Head Condominiums, of record in Book 5340, Page 70, and as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee. 4) By-Laws for Lion's Head Condominiums appended thereto in Book 5340, Page 121, said Register's Office, 5) Charter of Lion's Head Homeowner's Association, Inc. in Book 5342, Page 2, Register's Office for Davidson County, Tennessee. 6) Sewer Line Easement in Book 3224, Page 527 and Book 3376, Page 102, Register's Office for Davidson County, Tennessee. 7) Right of Way Agreement to Nashville Gas Company in Book 3969, Page 788, Register's Office for Davidson County, Tennessee. 8) Overhead Line Easement in Book 4995, Page 32, Register's Office for Davidson County, Tennessee. 9) Easement to Metropolitan Government of Nashville and Davidson County acting by and through the Electric Power Board in Book 4889, Page 140, Register's Office for Davidson County, Tennessee. 10) All matters shown on the Boundary Plat in Book 4675, Page 134,Register's Office for Davidson County, Tennessee. 11) Agreement for Grant of Easement for Conservation Greenway in Instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee. 12) Grant of Easement to Comcast of Nashville I, LLC, in Instrument No. 20120521-0043889,Register's Office for Davidson County, Tennessee. 13) Grant of Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20150831-0087898 and Instrument No. 20181012-0101325, Register's Office for Davidson County, Tennessee. 14) Taxes for the current year prorated and assumed by the Grantee.

unimproved ☐
This is improved ☒ property, known as 4487 Post Place Unit 176, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of June, 2022.
Jessie C. Barton
By Robert K. Smith Attorney in Fact
Jessie C. Barton by Robert K. Smith, Attorney-in-Fact

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named Robert K. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jessie C. Barton, as their Attorney in Fact, as the free act and deed of the within named Jessie C. Barton. Witness my hand and official seal this the 10th day of June, 2022.

My Commission Expires: January 8, 2024

Notary Public

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